

174.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

587,400 / 587,400

USE VALUE:

587,400 / 587,400

ASSESSED:

587,400 / 587,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		LANCASTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'MALLEY PETER	
Owner 2: PANCOAST ANNA	
Owner 3:	
Street 1: 48 LANCASTER RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

**PREVIOUS OWNER**

Owner 1: MULCAHY MICHAEL -
Owner 2: -
Street 1: 48 LANCASTER RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4620.000			195,800		600		391,000		587,400							
Total Card							0.106			195,800		600		391,000		587,400		Entered Lot Size					
Total Parcel							0.106			195,800		600		391,000		587,400		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		429.39		/Parcel: 429.3				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID								
174.0-0008-0003.0								
Tax Yr								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	195,700	600	4,620.	391,000	587,300	587,300
2019	101	FV	169,700	600	4,620.	385,400	555,700	555,700
2018	101	FV	169,400	0	4,620.	296,100	465,500	465,500
2017	101	FV	169,400	0	4,620.	279,300	448,700	448,700
2016	101	FV	169,400	0	4,620.	257,000	426,400	426,400
2015	101	FV	168,500	0	4,620.	240,200	408,700	408,700
2014	101	FV	168,500	0	4,620.	221,200	389,700	389,700
2013	101	FV	168,500	0	4,620.	221,200	389,700	389,700

**SALES INFORMATION**

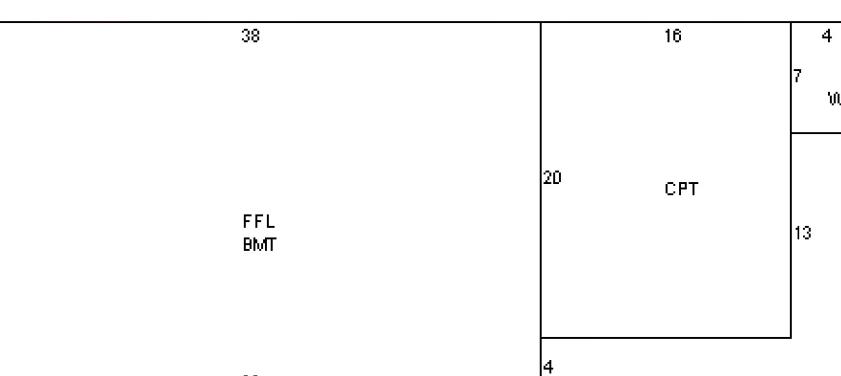
TAX DISTRICT							PAT ACCT.									
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes						
MULCAHY MICHAEL	1523-76		3/1/2018			625,000	No	No								
DAUGUSTA KIMARY	1212-144		10/20/1999	Family		250,000	No	No								
MIRANDA VINCENT	1169-134		4/2/1997				1	No	No	A						

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2019		SQ Returned						JO Jenny O
7/3/2018		MEAS&NOTICE						BS Barbara S
10/24/2008		Meas/Inspect						189 PATRIOT
12/17/1999		Mailer Sent						
12/15/1999		Measured						163 PATRIOT
1/1/1982								MM Mary M

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	19 - Ranch	1		Full Bath:	1	Rating:	Average														
Sty Ht:	1 - 1 Story			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Fair														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	BLUE			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1958	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%														
Prim Int Wall:	1 - Drywall			Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition:	T - Typical			Special:		%															
Prim Floors:	3 - Hardwood			Override:		%															
Sec Floors:		%		Total:	18.6	%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	95.00																
Bsmnt Gar:				Size Adj.:	1.35000002																
Electric:	2 - Good			Const Adj.:	1.04019594																
Insulation:	7 - Ab avg			Adj \$ / SQ:	133.405																
Int vs Ext:	S			Other Features:	66250																
Heat Fuel:	1 - Oil			Grade Factor:	1.00																
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	240540																
% Com Wall:		% Sprinkled:		Depreciation:	44740																
				Deprecated Total:	195800																
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:		Model:		Serial #:				Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>																					
<b>PARCEL ID</b> 174.0-0008-0003.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y		111X12	A	AV	2006	5.09	T	10.4	101			600		600				
More: N	Total Yard Items:	600		Total Special Features:					Total:	600											
																					
<b>SUB AREA</b>																					
<b>SUB AREA DETAIL</b>																					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten											
BMT	Basement	912	53.030	48,362	BMT	100	RRM	50	C												
FFL	First Floor	912	133.410	121,665																	
CPT	Carport	320	11.860	3,797																	
WDK	Deck	28	16.640	466																	
Net Sketched Area: 2,172				Total:	174,290																
Size Ad	912	Gross Are	2172	FinArea	1368																
<b>IMAGE</b>																					
<b>AssessPro Patriot Properties, Inc</b>																					
																					